



**PLANNING AND ZONING COMMISSION COMMUNICATION**  
May 5, 2015

**SUBJECT:** Hold Public Hearing for Specific Use Permit Case No. 15-06-SUP, and Consider Recommendation for an Ordinance.

**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner

**REFERENCE NO:** 15-06-SUP

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**ACTION REQUESTED:**

Receive public input regarding the request for a Specific Use Permit For Automotive Repair and Tire Shop in Texas Highway 10 Multi-Use District (TX-10) zoning located on Oakwood Terrace Addition, Block 1, Lots A41R and A42R, 407 W. Euless Boulevard and consider recommendation for an Ordinance.

**ALTERNATIVES:**

- Approve the request with modifications
- Table the request
- Deny the request

**SUMMARY OF SUBJECT:**

**Applicant:** SIT Auto Care, Inc., dba as State Inspection and Tire Shop, represented by Mr. Aqeel Al Sbihawi.

**Location / Zoning:** 407 W. Euless Boulevard. The property is zoned Texas Highway 10 Multi Use District (TX-10).

**Project Description:** The Planning and Zoning Commission held a public hearing on May of 2014 for a renewal of the Specific Use Permit for this business. The SUP Mr. Al-Tufaila has brought forward the SUP for renewal. There have not been any code compliance issues with the business in the past year.

The business owner intends to continue the following services: tire service, exhaust system service, light auto repair and maintenance, and state inspections. The building contains three (3) service bays with overhead doors. All work is required to be completed interior to

the building and no vehicles will be stored exterior to the building overnight. Business hours remain from 8 am to 6 pm Monday through Friday and shop employs three to four people.

All tires would be stored interior to the building and any take-offs would be removed from the site on a weekly basis.

Auto Repair and Tire Service uses require a Specific Use Permit within the TX-10 zoning district. Staff recommends approval with the following conditions:

- a. The Specific Use Permit is tied to the business owner, SIT Auto Care, Inc.; and,
- b. The Specific Use Permit is tied to the business name State Inspection and Tires Shop; and,
- c. The specific automotive services that are permitted to be performed include: tire service, exhaust system service, light auto repair and maintenance, and state inspections (no other general or heavy auto repair services are permitted); and,
- d. All tires stored on site whether new or used, shall be stored in a manner that is screened from public view from the right-of-way and shall be stored under cover so as to not allow the collection of rainwater in the tires; and,
- e. All repair of vehicles, including but not limited to: tire repair, mechanical repair and maintenance operations will be conducted within the building; and,
- f. Outdoor storage of vehicles or merchandise is not permitted within view of the public right-of-way; and,
- g. The Specific use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

#### **SUPPORTING DOCUMENTS:**

- Draft Ordinance
- Application
- Property Owner Response
- Map 1, Map 2, and Map 3

#### **APPROVED BY:**

**Mike Collins**

Director of Planning and Economic Development

**Stephen Cook**

Senior Planner